



Don Schonhardt, Mayor

3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

Agenda

Planning & Zoning Commission
Thursday, November 12, 2015

Regular Meeting
7:00 P.M.

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- I. Call to Order**
 - II. Pledge of Allegiance to the Flag**
 - III. Roll Call**
 - IV. Approval of the Minutes of the October 8, 2015 Meeting**
 - V. Oath to tell the truth**
 - VI. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
 - VII. POSTPONED CASES:**
 - CASE 1: 15-0199LR – Carr Farms - East side of Leppert Road approximately 200 feet north of Davidson Road**
PARCEL NUMBER: 050-008252
APPLICANT: Homewood Corp. c/o Jim Lipnos, 2700 E. Dublin Grandville Road, Columbus, Ohio 43231; and EMHT c/o Linda Menerey/Chris Mann, 5500 New Albany Road, Columbus, Ohio 43054.
REQUEST: Review & approval of a Concept Plan and PUD Zoning under the provisions of Hilliard Code Section 1117.05 for a development consisting of 155 single-family lots on 79.45 acres.
 - CASE 2: 15-0217LR – Orangetheory Fitness – 3959 Britton Parkway**
PARCEL NUMBER:
APPLICANT: Echo Continental Hilliard, LLC c/o Rick Lindenmuth, 150 E. Broad Street Columbus, Ohio 43215.
REQUEST: Review & approval of a variance under the provisions of Hilliard Code Section 1129.3 for excess window signage.
 - VIII. NEW CASES:**
 - CASE 3: 15-0222LC – Hickory Chase – 4510 Hickory Chase Way**
PARCEL NUMBER: 050-010749
APPLICANT: Greenwich Investors Hickory Chase, LLC, 559 San Ysidro Road, Suite I, Santa Barbara, CA 93108; Bricker & Eckler LLP, 100 South Third Street, Columbus, Ohio 43215.

REQUEST: Review & approval of a final plat under the provisions of Code Section 1188.5.

CASE 4: 15-0223LC – Care Source – 3455 Mill Run Drive

PARCEL NUMBER: 050-004080

APPLICANT: One Mill Run Management c/o Bonnie Henry, 1105 Schrock Road, #511 Columbus, Ohio 43229.

REQUEST: Review & approval of a variance under the provisions of Hilliard Code Section 1129.5 & 1129.6 to permit additional wall signage.

CASE 5: 15-0224LR – Stout Property – 2893 Hilliard-Rome Road

PARCEL NUMBER: 050-002927 & 050-002928

APPLICANT: Christopher Stout c/o Robert Dove, Attorney, 2893 Hilliard-Rome Road, Hilliard, Ohio 43026.

REQUEST: Review & approval of an application to rezone 0.745 acre from R-3 to B-3 with a limited overlay to permit office uses only under the provisions of Hilliard Code Chapter 1139.

CASE 6: 15-0225LR – SRS Mechanical – NW Corner of Parkway Lane and Parkway Court

PARCEL NUMBER: 050-011226

APPLICANT: Twenty Twelve Four Holdings, LLC c/o John Gauduss, 2417 Parkview Drive, Grove City, Ohio 43123.

REQUEST: Review & approval of minor changes to a Level “B” site plan under the provisions of Code Chapter 1131.

CASE 7: 15-0226LC – No. 1 Gyro Shoppe – 4567 Cemetery Road

PARCEL NUMBER: 050-002425

APPLICANT: Ferdinand Cela c/o Ryan Geiser, Design Collective, 3591 West Broad Street, Columbus, Ohio 43228; and Cassie Allen, Executer of the estate of Dorothy Baker, 3845 Darbyshire Drive, Hilliard, Ohio 43026 .

REQUEST: Review & approval of an amended PUD Concept Plan under the provisions of Hilliard Code Section 1117.8.D to permit a new 2,000-square-foot restaurant building with a pick-up window.

CASE 8: 15-0227LC – Speedway – 3760 Main Street

PARCEL NUMBER: 050-000945 & 050-000225

APPLICANT: Speedway SuperAmerica, LLC c/o Stanley Young, III of Allied Sign Co., Inc., 539 S. Main Street, Findlay, Ohio 45840.

REQUEST: Review and approval of a variance under the provisions of Hilliard Code Chapter 1129.5 to permit an internally illuminated sign for gas prices.

CASE 9: 15-0228LC – Otie’s Tavern & Grill – 5344 Center Street

PARCEL NUMBER: 050-000183

APPLICANT: Jim Velio c/o Jeffery Glavan of Glavan Group, 1940 Hillside Drive
Upper Arlington, Ohio 43221.

REQUEST: Review & approval of an Old Hilliard District Plan under the provisions of
Hilliard Code Section 1115.5 for a second floor seating area and a wall extension along
Center Street.

IX. Chairman’s Communication

X. Mayor’s Update

XI. Committee Communications

XII. Adjournment